



Morgans

PROPERTY

24 Pit Lane, Dunfermline, KY12 9FJ

Offers Over £250,000



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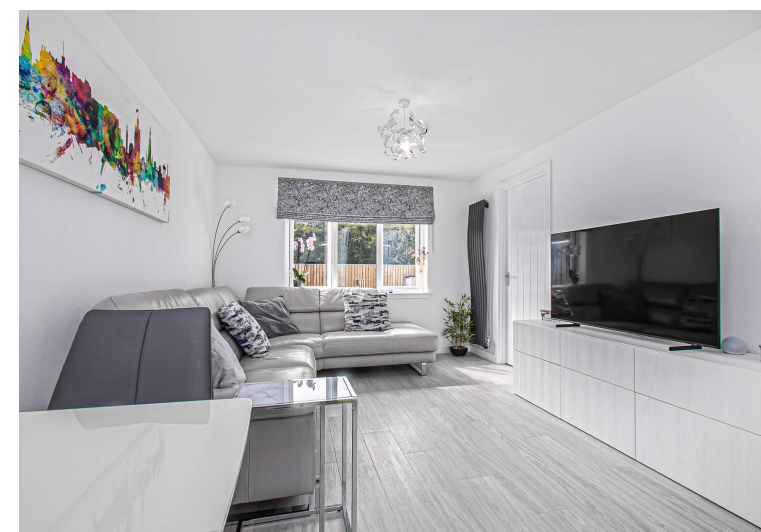


2



1





Modern three bed semi detached



Convenient downstairs WC



Superb 16ft 10 inch lounge/Diner



Three bedrooms, principal en suite



Fitted kitchen



Family bathroom



EPC Rating -



Council Tax Band - E



Welcome

This fabulous well-proportioned three-bedroom semi detached home offers 936 square feet of accommodation across two floors in Dunfermline, together with an integral garage and double driveway. The lounge is a real highlight, stretching to almost 17 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen, with integrated fridge/freezer, oven/hob/hood, dishwasher, washer/dryer, sits just off the lounge, fitted with a good range of units, with a downstairs WC and storage cupboard completing the ground floor. Upstairs, three bedrooms are served by a family bathroom fitted with a bath, with the principal bedroom further benefiting from its own private en suite. Built-in wardrobes and storage cupboards provide excellent practicality throughout the upper floor. The whole of the ground floor and bedrooms have LVT. The landscaped gardens are fully enclosed with a south facing aspect, an idyllic haven with no one overlooking. An electric vehicle charging point, outside sockets, outside tap, solar panels also benefit this property. To the front elevation there are open views. Located in Dunfermline, the property is well placed for Queen Anne High School, primary schools, amenities, and transport links, making it an excellent choice for growing families, couples or downsizers.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Dunfermline

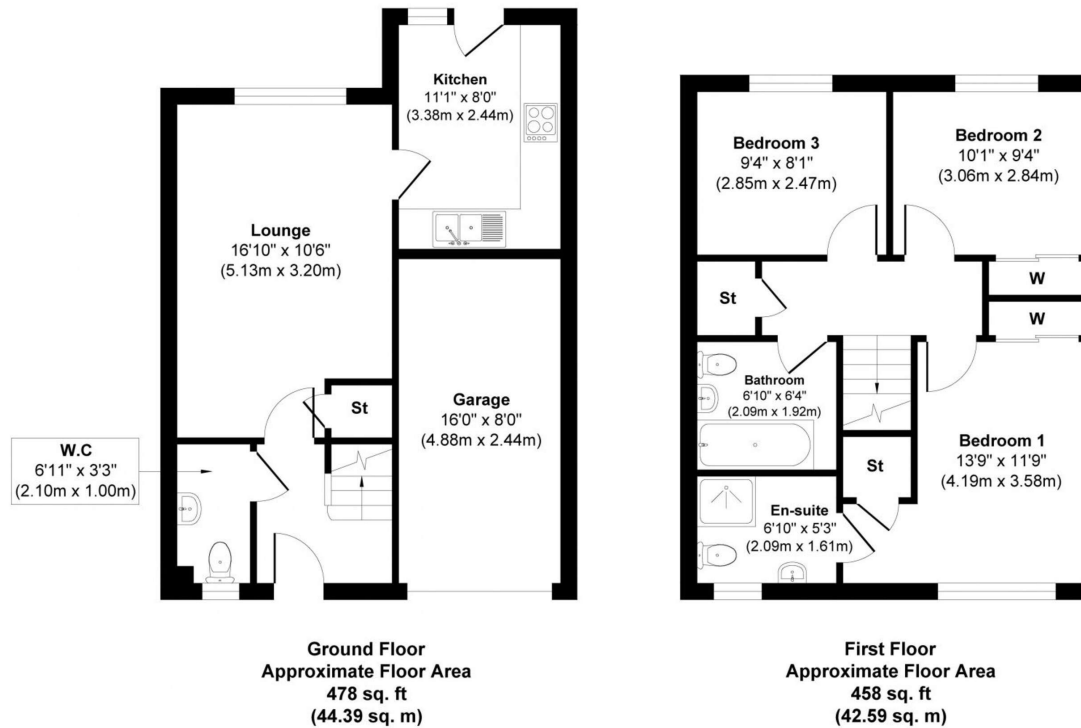
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 936 sq. ft / 86.98 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.